

004.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

986,900 / 986,900

USE VALUE:

986,900 / 986,900

ASSESSED:

986,900 / 986,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30-32		BROOKS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COUNTY TIMOTHY A & ANNE M TRS	
Owner 2: TIMOTHY A COUNTY REVOCABLE LIV	
Owner 3: ANNE M COUNTY REVOCABLE LIVING	

Street 1:	32 BROOKS AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER
Owner 1: COUNTY TIMOTHY A -
Owner 2: -
Street 1: 60 HOLLAND STREET
Twn/City: WINCHESTER
St/Prov: MA
Postal: 01890
Cntry:

NARRATIVE DESCRIPTION
This parcel contains 5,073 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2666 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

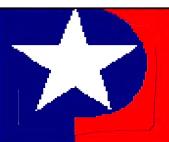
PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5073		Sq. Ft.	Site		0	80.	1.13	1									457,751						457,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							3659
							GIS Ref
							GIS Ref
							Insp Date
							11/04/17



USER DEFINED

Prior Id # 1:	3659
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/10/20
Print Time	16:12:01
Last Rev Date	06/14/18
Last Rev Time	18:16:02
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Parcel ID										
004-0-0001-0005.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	529,000	300	5,073.	457,800	987,100	987,100	Year End Roll	12/18/2019
2019	104	FV	393,000	300	5,073.	486,400	879,700	879,700	Year End Roll	1/3/2019
2018	104	FV	393,000	0	5,073.	354,800	747,800	747,800	Year End Roll	12/20/2017
2017	104	FV	368,300	0	5,073.	309,000	677,300	677,300	Year End Roll	1/3/2017
2016	104	FV	368,300	0	5,073.	263,200	631,500	631,500	Year End	1/4/2016
2015	104	FV	327,700	0	5,073.	257,500	585,200	585,200	Year End Roll	12/11/2014
2014	104	FV	327,700	0	5,073.	211,700	539,400	539,400	Year End Roll	12/16/2013
2013	104	FV	341,200	0	5,073.	201,400	542,600	542,600		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
COUNTY TIMOTHY	62780-457		10/15/2013	Convenience			1	No	No				
	17570-455		11/1/1986			90,000	No	No	A				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/25/2011	49	Redo Bat	6,500						11/4/2017	MEAS&NOTICE	HS	Hanne S
									4/30/2009	Measured	372	PATRIOT
									9/20/1999	Mailer Sent		
									9/20/1999	Measured	264	PATRIOT
									10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Good																																																																																																													
Sty Ht: 2A - 2 Sty +Attic				A Bath: 1	Rating: Very Good																																																																																																													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																													
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																													
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																													
Sec Wall:			%	OthrFix:	Rating:																																																																																																													
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																														
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good																																																																																																													
Color: BEIGE				A Kits:	Rating:																																																																																																													
View / Desir:				Fpl:	Rating:																																																																																																													
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																													
Grade: C - Average				CONDOS INFORMATION																																																																																																														
Year Blt: 1930	Eff Yr Blt:			Location:																																																																																																														
Alt LUC:	Alt %:			Total Units:																																																																																																														
Jurisdct: G12	Fact: .			Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
INTERIOR INFORMATION				DEPRECIATION																																																																																																														
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %																																																																																																													
Prim Int Wall: 2 - Plaster				Functional:		%																																																																																																												
Sec Int Wall:		%		Economic:		%																																																																																																												
Partition: T - Typical				Special:		%																																																																																																												
Prim Floors: 4 - Carpet				Override:		%																																																																																																												
Sec Floors:		%		Total:	18.6 %																																																																																																													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																																																																																																														
Subfloor:				Basic \$ / SQ:	170.00																																																																																																													
Bsmnt Gar:				Size Adj.: 1.09378695																																																																																																														
Electric: 3 - Typical				Const Adj.: 0.97029907																																																																																																														
Insulation: 2 - Typical				Adj \$ / SQ: 180.421																																																																																																														
Int vs Ext: S				Other Features: 113500																																																																																																														
Heat Fuel: 1 - Oil				Grade Factor: 1.00																																																																																																														
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																																																																																																														
# Heat Sys: 2				NBHD Mod:																																																																																																														
% Heated: 100		% AC:		LUC Factor: 1.00																																																																																																														
Solar HW: NO		Central Vac: NO		Adj Total: 649671																																																																																																														
% Com Wall		% Sprinkled:		Depreciation: 120839																																																																																																														
				Depreciated Total: 528832																																																																																																														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																						
SPEC FEATURES/YARD ITEMS																																																																																																																		
PARCEL ID 004.0-0001-0005.0																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
19	Patio	D	Y	16X8		A	AV	2016	6.00	T	5	104			300		300																																																																																																	
More: N	Total Yard Items:	300	Total Special Features:		Total:	300																																																																																																												
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SUB AREA																																																																																																																		
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FFL	First Floor	1,153	180.420	208,026																																																																																																														
UAT	Upper Attic	300	126.290	37,888																																																																																																														
WDK	Deck	216	10.310	2,228																																																																																																														
EFP	Enclos Porch	60	70.440	4,227																																																																																																														
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SUB AREA DETAIL																																																																																																																		
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